ITEM NO. 3 PRELIMINARY PLAT FOR BERT NASH ADDITION; 138 ALABAMA (SLD)

PP-14-00133: Consider a Preliminary Plat for Bert Nash Addition, a two-lot subdivision located at 138 Alabama St. Submitted by the City of Lawrence, for Bert Nash Community Mental Health Center Inc., property owner of record.

STAFF RECOMMENDATION:
Staff recommends approval of the Preliminary Plat of Bert Nash Addition.

Reason for Request: Requirement per City agreement for transfer of property for park.

KEY POINTS
• The property is partially encumbered with regulatory floodplain.
• This property includes previously platted lots and rights-of-way.
• Existing Right-of-Way for Alabama Street and Illinois Street will be vacated with this plat.
• Right-of-Way previously vacated for W. 2nd Street will be rededicated with this plat.

SUBDIVISION CITATIONS TO CONSIDER
• This application is being reviewed under the Subdivision Regulations for Lawrence and Unincorporated Douglas County, effective Jan 10, 2012.

ASSOCIATED CASES/OTHER ACTION REQUIRED
• SP-14-00039 Sandra Shaw Trail [Former VFW site to Kaw Water Treatment Plant]
Other action required:
• Submittal of final plat for administrative approval and recordation.
• City Commission acceptance of dedication of easements and rights-of-way for the Final Plat.

PLANS AND STUDIES REQUIRED
• Traffic Study – Not required for project.
• Downstream Sanitary Sewer Analysis – The City Utility Engineer indicated that a DSSA is not required.
• Drainage Study – A drainage study is not required for this project because downstream flooding is confined to the regulatory floodplain. [Stormwater Management Criteria Section 1.6.E.2.a]
• Retail Market Study – Not applicable to request.

PUBLIC COMMENT
No public comment was received prior to publication of this staff report.

Site Summary
Gross Area: 13.578 acres
Number of Proposed Lots: 2
Right-of-Way Dedicated: Lot 1 – City Park = 8.463 Acres
Lot 2 – Bert Nash = 4.766 Acres
.349 acres (for W. 2nd Street)
GENERAL INFORMATION
Current Zoning and Land Use: GPI (General Public and Institutional) District; Former VFW hall and open space

Surrounding Zoning and Land Use:
- To the North
  IG (General Industrial) and VC (County Valley Channel) Districts; includes property owned by the City of Lawrence and existing railroad right-of-way.
- To the West
  RS10 (Single-Dwelling Residential) and IG (General Industrial) along the west side of Maine Street extended; existing manufactured housing development.
- To the South
  GPI (General Public and Institutional) District and RM12 (Multi-Dwelling Residential) District; uses include Maine Street right-of-way, School District property and Water Treatment Facility. Residential uses are located on the south side of W. 2nd Street between Alabama Street and Illinois Street.
- To the East
  IG (General Industrial) District; existing city property. Utility Pump Station related to Water Treatment Facility.

STAFF REVIEW
This property was the former location of the VFW hall. The property includes a pond and a recently constructed recreation path. The purpose of this preliminary plat is to define the boundary between property that is intended to be dedicated as a public park and the remaining part that will be retained by Bert Nash for future development.

Compliance with Zoning Regulations for the GPI District
The property is zoned GPI with a minimum lot area of 20,000 SF. This preliminary plat includes two lots that exceed this minimum requirement.

The lot lines along the south side of Lot 1 are established to incorporate existing improvements and to accommodate a building setback for an existing structure that will remain.
Zoning and Land Use
Proposed Lot 1 has recently been improved with a recreation path as part of a planned trail improvement through the area. The trail will be extended to the east through Burcham Park in the near future. Lot 1 also includes stairs and a structure along the south property line that will remain. The stairs provide access from proposed Lot 2 to the park property. Proposed Lot 2 includes the vacant VFW building. Long-term plans will result in the removal of the former VFW building to accommodate future development for Bert Nash. Subdivision approval is a pre-development requirement.

Streets and Access
The property is located on the north side of W. 2nd Street and the east side of Maine Street. Maine Street is improved only a short distance north of W. 2nd Street. There are no plans to improve Maine Street at this time.

This property includes vacated right-of-way for Illinois Street and Mississippi Street. The proposed plat includes a request to vacate a portion of existing Alabama Street as shown on the attached drawing. At some point, a portion of W. 2nd Street was also vacated. However, the street does exist within this space. The dedication of the W. 2nd Street right-of-way is a correction to the existing condition and will reflect how the land is used along the south side of the property.

Utilities and Infrastructure
This site includes an existing sanitary sewer line crossing from the north to south on the east portion of the site. Other private utilities are located within parts of the existing and proposed right-of-way (WOW and Westar) that will remain when the right-of-way is vacated. Utility easements are provided to protect the existing facilities.

Easements and Rights-of-way
As noted earlier this plat includes the re-dedication of right-of-way for W. 2nd Street between Illinois Street and Mississippi Street. Additional easements for utilities are provided adjacent to W. 2nd Street.

Conformance
The preliminary plat is in conformance with the standards and requirements of the Subdivision Regulations and the Development Code.